

**PLANNING BOARD
TOWN OF WILBRAHAM**
240 Springfield Street
Wilbraham, Massachusetts 01095

Jeffrey Smith, Chairman
Adam Basch
John McCloskey
Tracey Plantier
David Sanders
James Moore, Associate



John Pearsall, Planning Director
Heather Kmelius, Adm. Asst.

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**MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, MARCH 23, 2016**

In attendance: Jeffrey Smith, Chairman
Adam Basch
John McCloskey
Tracey Plantier (Arrived at 7:16 PM)
David Sanders

Staff: John Pearsall, Planning Director
Heather Kmelius, Administrative Assistant

Chairman Smith called the meeting to order at 6:34 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.

1. **Citizens Open Forum**
No citizens took advantage of the open forum opportunity.
2. **Public Hearing**
Site Plan Approval (SPA 16-01)
LPVEC School Bus Garage – 2045 Boston Road
(Videotaped – WPA)

Chairman Smith opened the public hearing at 6:47 PM and read the legal notice into the record. Chairman Smith clarified that LPVEC's name is Lower Pioneer Valley Education Corporation. The Board agreed that since all present members were present for the prior meeting that a review was not necessary and asked for the new information to be presented. LPVEC presented four new videos showing Boston Road traffic in front of 2045 Boston Road on Thursday 3/17/2016 during the peak hours of 8:30 AM – 9:30 AM. The videos showed busses travelling on Boston Road and then entering and exiting the parking lot.

LPVEC reported that its project is on track currently. It had the opening for the filed sub bid trades today for the building project. The general contractor bids will open next week. LPVEC is looking to award as soon as possible regarding the work associated with the building. Following this hearing, LPVEC intends to get out to bid for the site portion of this project. It will place an advertisement on 3/24/16 or early the following week and then go out to bid the following week, followed by a one month bid period. The owner would like to move in June 30, 2016 with the building being substantially complete at that time. LPVEC has been talking with the Fire Department and the Building Inspector to make sure the move in date is feasible with a temporary Certificate of Occupancy. The building project should be complete about three to four weeks following the proposed move in date.

The site project will be ongoing with the anticipated installation completion of the fuel island in the back and new storm water controls done by the end of August. LPVEC confirmed it would like to be substantially complete with the site project before school starts with the functional fuel station. LPVEC confirmed that there is a contingency fueling plan in place in the event that the fuel station is not operational as planned. Mr. McCloskey stated that Mass Highway is referenced by the Town Engineer in the attached documentation. LPVEC stated that the project does not meet the requirements necessary to seek Mass Highway's approval to proceed and further states that it intends to make a courtesy call to Mass Highway nonetheless.

MOTION (BASCH, SANDERS): I move that the Board close the public hearing. Approved 4-0.

The public hearing was closed at 7:05 PM.

MOTION (BASCH, MCCLOSKEY): I move that the Board grant Site Plan Approval for the LPVEC School Bus Garage & Maintenance Facility at 2045 Boston Road subject to conditions of approval contained in the draft Notice of Decision dated March 23, 2016. Approved 4-0.

3. Appt. - Anthony Carnevale

Board Members Adam Basch and John McCloskey recused themselves because of potential conflict of interest concerns and left the room during this discussion.

A. Willow Brook Subdivision – Marketing Plan Update

Mr. Carnevale provided an update to the Board regarding the Willow Brook subdivision. He stated the road is being built and that Kent Pecoy is the preferred builder moving forward at this time. Chairman Smith asked if the planned style of new homes had changed with Kent Pecoy as the builder. Mr. Carnevale confirmed the homes will be larger and more expensive than originally planned. Mr. Smith stated that this is a drastic change in the direction of the original plans and the Board would prefer the information about this project to be more forthcoming. Mr. Carnevale acknowledged that he should have communicated with the Board regarding the project changes, especially before Kent Pecoy's sign was posted on the property. Chairman Smith invited Mr. Carnevale to please communicate with Planning Director John Pearsall about the project's progress formally and informally in the future. Mr. Carnevale agreed and confirmed that the project is currently progressing well to date.

B. Daniele Drive Extension Subdivision – Acceptance as Public Way

According to the DPW, the extension of Danielle Drive has been completed and is ready to be accepted as a public way at the 2016 Annual Town Meeting.

MOTION (PLANTIER, SANDERS): I move that the Board recommend to the Board of Selectmen that the extension of Danielle Drive be considered for acceptance as a public way at the 2016 Annual Town Meeting. Approved 3-0.

C. Washington Heights Subdivision – Performance Security Reduction Request

Mr. Carnevale gave a progress report on the Washington Heights Subdivision and the Planning Board reviewed a worksheet from the Engineering Department recommending that the existing amount of performance security being held for the Washington Heights Subdivision project be reduced to 79,620 dollars.

MOTION (PLANTIER, SANDERS): I move that the Board approve the recommendation of the DPW to reduce the amount of performance security being held for the Washington Heights Subdivision to \$79,620 and to authorize the Treasurer to return in excess of this amount to the developer. Approved 3-0.

4. **Westminster Drive Definitive Subdivision Plan**

A. Public Hearing – April 6, 2016

B. Site walk to be scheduled

The Board agreed to schedule the site walk on Monday March 28, 2016 at 4:00 PM in preparation for the upcoming public hearing in this matter.

5. **Planning Board Reports**

No reports at this time.

6. **Nonsub Plan 16-01**

Land of Ann Marie Dooley & Robert King, 1228 Stony Hill Road

Planning Director John Pearsall presented Nonsub Plan (16-01) which shows a division of 1228 Stony Hill Road into two lots: Lot B (74,141 SF) with the existing residence thereon to remain 1228 Stony Hill Road and Lot A (35,152 SF) a potential new building lot with an address to become 1226 Stony Hill Road. The Board noted that both lots will conform to the frontage and area requirements in the R-34 Zoning District and the existing shed on lot "A" will comply with the required setback distances.

MOTION (BASCH, SANDERS): I move that the Board approve Nonsub Plan 16-01 as submitted and authorize the Chairman to endorse the plan with the Board's determination that approval under the subdivision control law is not required. Approved 4-0.

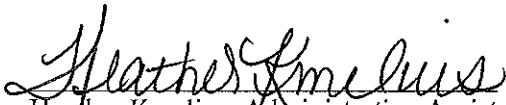
7. **Other Business – Reserved for Matters the Chair Did Not Reasonably Anticipate at the Time of Posting**

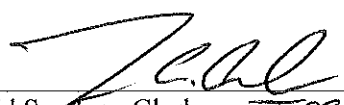
No matters were presented to the Board for review.

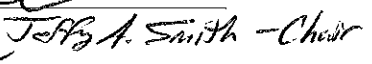
Having no further business, the meeting was adjourned by unanimous consent at 7:40 PM. The Board will reconvene at its next scheduled meeting on Wednesday, **April 6, 2016 at 6:30 PM** in the Selectmen's Meeting Room.

Submitted:

Approved As To Form And Content:


Heather Kmelius, Administrative Assistant
Date: April 20, 2016


David Sanders, Clerk
Date: 4/27/16

 - Chair